

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Ongole Municipality – Change of land use from Public and Semi Public use to Commercial use in Sy.No.67/1C1 of Pellur Village, Ongole to an extent of Ac.0.31 cents - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No: 87

Dated: 15-02-2012
Read the following:-

- 1) GO.Ms.No.1038, MA Dated:18-12-1978.
- 2) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.7028/ 2009/G,dt:11-11-2010.
- 3) Govt. Memo No.15259/H1/2009-2, MA dt:29-01-2011.
- 4) From the Commissioner of Printing, A.P. Extraordinary Gazette No.63, Part-I, dt:31-01-2011.
- 5) From the Director of Town and Country Planning, Hyderabad, Letter Roc. No. 7028/2009/G, dated 20.12.2011.

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ORDER :-

The draft variation to the Ongole General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.1038 MA., dated 18-12-1978 was issued in Government Memo. No.15259/H1/2009-2, Municipal Administration and Urban Development Department, dated 29-01-2011 and published in the Extraordinary issue of A.P. Gazette No. 63, Part-I, dated 31-01-2011. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 20.12.2011 has stated that the Municipal Commissioner, Ongole Municipality has informed that the applicant has paid an amount of Rs. 47,100/- (Rupees forty Seven Thousand and one hundred only) towards Development/ conversion charges and an amount of Rs. 12,54,960/- (Rupees twelve lakhs fifty four thousand nine hundred and sixty only) towards 14% of open space as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Guntur.

The Municipal Commissioner, Ongole Municipal Corporation, Prakasam District.

Copy to:

The individual through the Municipal Commissioner, Ongole Municipal Corporation, Prakasam District.

The District Collector, Prakasam District.

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Ongole Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.63, Part-I, dated: 31-01-2011 as required by clause (b) of the said section.

VARIATION

The site in Sy.No.67/1C1 in Pellur (V) of Ongole Town, the boundaries to an extent of Ac.0.31 cents of which are as shown in the schedule below and which is earmarked for Public and Semi Public use in General Town Planning Scheme (Master Plan) of Ongole sanctioned in G.O.Ms.No.1038, Dated:18-12-1978, is designated for Commercial use by variation of change of land use as marked "ABCDE" in the revised part proposed land use map GTP No. 1/2011/G which is available in Municipal Office, Ongole Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain prior permission from the competent authority/ Director of Town and Country Planning as the case may be before developing the site under reference.
7. The applicant shall not take up development activity without prior approval from the competent authority.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Old Z.P. Office (Public and Semi Public use as per Master Plan)

East : Existing 100'-00" wide GNT road (100'-00" wide as per Master Plan)

South : Existing 200'-00" wide road (200'-00" wide road as per Master Plan)

West : Pragathi Bhavan site partly and existing 200'-00" wide bye pass road. (Public and Semi Public use and existing 200'-00" road as per Master Plan) .

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER